



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

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DAVID E. JANSSEN
Chief Administrative Officer

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Fifth District

October 21, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**RESOLUTION AND NOTICE OF INTENTION TO AUCTION COUNTY SURPLUS
REAL PROPERTY – 8019 COMPTON AVENUE, SOUTH LOS ANGELES
(SECOND DISTRICT) (4 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the County has no present or future need for the property located in the unincorporated area of South Los Angeles at 8019 Compton Avenue, as shown on the attached map (Attachment A) and legally described in Exhibit A attached to the Resolution and Notice of Intention (Attachment B), and adopt the Resolution setting a date for the public auction.
2. Find that the proposed sale of the surplus real property is categorically exempt from the California Environmental Quality Act (CEQA).
3. Instruct the Executive Officer/Clerk of the Board to cause publication of the Resolution and Notice of Intention in accordance with Section 25528 of the Government Code and to set a date for public auction.

IT IS RECOMMENDED THAT, AFTER THE PUBLIC AUCTION, YOUR BOARD:

1. Approve the sale of the County's right, title and interest to the successful bidder and instruct the Chair to approve and execute, upon presentation, a quitclaim deed, which will have been approved as to form by County Counsel.

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2. Instruct the Auditor-Controller to deposit the sale proceeds into the Asset Development Implementation Fund as directed by the Chief Administrative Office (CAO).
3. Authorize the CAO to execute all necessary documents, including a purchase and sale agreement to complete the sale transaction, upon approval of the documents by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to offer at public auction County-owned real property considered surplus to the present and future needs of the County. The property had previously served as a health center operated by the Department of Health Services (DHS). Commonly known as the Florence/Firestone Health Center and located at 8019 Compton Avenue, this health center was closed and the services provided transferred to remaining County clinics in response to the restructuring of outpatient services within DHS. Upon vacation of the property, the County has considered other backfill opportunities for this building, but has not identified another tenant department that would be suitable for this building or this location.

As a result, the subject property is considered surplus to the County's needs. The sale of this property will provide the County funds that can be better allocated for the rehabilitation, purchase or construction of other County facilities.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The County of Los Angeles Strategic Plan directs that we strengthen the County's fiscal capacity (Goal 4). The sale of this property to the highest bidder will provide funds that can be used to finance improvements as part of the plan to preserve and protect the County's critical infrastructure (Strategy 2).

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FISCAL IMPACT/FINANCING

It has been determined by CAO staff appraisal that the fair market value of the 8019 Compton Avenue property ranges from \$570,000 to \$690,000. The recent sale of the 300 Rosecrans Avenue, Compton property (former Compton Health Center) for \$1,425,000 indicates that certain medical providers may be willing to pay a significant premium for these clinics. There is no certainty that any bidder will pay a similar price for the subject property; however, setting a minimum bid at \$570,000 will generate the maximum amount of interest in the real estate community and should result in the property being sold to the highest bidder. The property will be sold for all cash. A \$25,000 deposit in cash or cashier's check will be required at the conclusion of the auction with the remaining balance due within 90 days.

Proceeds from the sale will be deposited into the Asset Development Implementation Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

This property, as shown on Attachment A, consists of 31,845 square feet of land area improved with a 10,646 square foot, two-story building and a surface parking lot for 34 cars. Included in the sale is a 1,200 square foot trailer complex that was previously used as office space and though these trailers are considered personal property, it has been determined that it would be cost prohibitive for the County to move the trailers to another site; however, the trailers may have some utility for a prospective buyer. The property had been used as a health clinic for years and features many of the improvements commonly found in such facilities including extensive plumbing systems, numerous exam rooms and large waiting areas.

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The offer of the property by public auction is authorized by Sections 25520 to 25538, inclusive, of the California Government Code which authorizes the sale of real property. Notification of your Board's intended action will be published in compliance with Government Code Section 6063. Pursuant to Government Code Sections 65402 and 54222, the appropriate government agencies, including the Department of Regional Planning, have been notified of the County's intent to sell the property and none have indicated any interest in purchasing the property, nor any objection to its sale.

In accordance with your Board's policy, the deed reserves the mineral rights for the property to the County.

County Counsel has reviewed all documents related to the conveyance and has approved them as to form.

ENVIRONMENTAL DOCUMENTATION

The recommended action is categorically exempt under Class 12 of the State CEQA Guidelines and the revised Environmental Document Reporting Procedures and Guidelines adopted by your Board.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Inasmuch as the building has been vacant for some time, the sale of this property will have no impact on current County services.

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CONCLUSION

It is requested that the Executive Officer, Board of Supervisors, return an original copy of the executed Notice of Intention, and two certified copies of the Minute Order, and the adopted, stamped Board letter to the CAO Real Estate Division at 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012 for further processing.

Respectfully submitted,

DAVID E. JANSSEN
Chief Administrative Officer

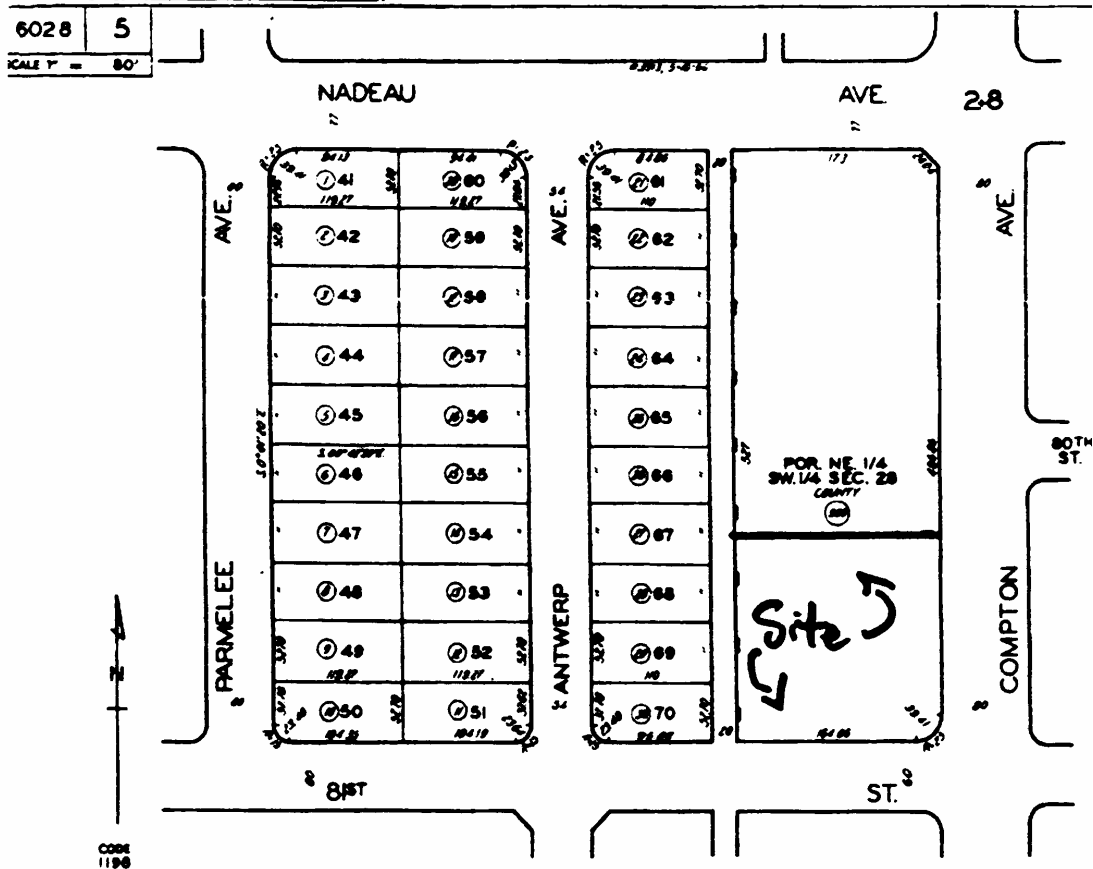
DEJ:CWW
CB:CK:cc

Attachments (2)

c: County Counsel
Auditor-Controller
Health Services

Map

8019 Compton Avenue, South LA



TRACT NO. 13445

T. 2S. R. 13W.

FOR PREV. ABAND. SEE 142-1, 38 & 39

M.B. 303-7-10

**RESOLUTION AND NOTICE OF INTENTION TO SELL
COUNTY SURPLUS REAL PROPERTY
AT PUBLIC AUCTION**

8019 COMPTON AVENUE, COMPTON

WHEREAS, the Board of Supervisors of the County of Los Angeles, State of California ("Board of Supervisors"), has found and determined that the County-owned real property hereinafter described is not required for public use;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, as follows:

1. That it is the intention of said Board of Supervisors, on the _____ day of _____, 2003 at 9:30 A.M., in the Hearing Room of the Board of Supervisors, Room 381 Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012, to sell at public auction, that County-owned surplus real property located at 8019 Compton Avenue in the unincorporated area of South Los Angeles, County of Los Angeles, and legally described in Exhibit "A" attached hereto and incorporated herein by reference and made a part hereof as though set forth in full.

2. The property consists of 31,845 square feet of land area improved with a 10,646 square foot two (2) story building. Parking is provided in an onsite lot for 34 cars. The property is zoned C-3 which allows commercial uses.

3. The minimum bid that will be considered by the Board of Supervisors is FIVE HUNDRED AND SEVENTY THOUSAND DOLLARS (\$570,000). Any bids less than that amount will not be considered by the Board of Supervisors. Said Board of Supervisors reserves the right to reject any and all bids and to withdraw the property from sale at any time.

4. The sale will be for all **CASH** with \$25,000 due at the time of sale and the balance remaining to be paid in full within ninety (90) days of the date of the auction under the following terms and conditions:

SUBJECT TO AND BUYER TO ASSUME:

- a. All taxes, interest, penalties and assessments of record, if any.
- b. Covenants, conditions, restrictions, reservations, easements, rights and rights-of-way of record, if any.

5. Sealed bids must be filed in the Executive Office, Board of Supervisors, Room 383 Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 prior to 9:30 A.M. on the day of the auction as set forth in Paragraph No. 1 above.

6. At the time of the auction, sealed bids will be opened and oral bids will be heard provided that the first oral bid exceeds by at least five percent (5%) the amount of the highest sealed bid. Should two or more sealed bids be identical as to highest bid amounts, priority shall be established as to the bid received first in accordance with Paragraph No. 5 above. When bidding on the property, a bidder will be required to identify himself and state clearly the amount of the bid. It is the intention of this paragraph that the following bid requirements and/or conditions set forth herein shall apply to sealed bids and oral bids alike.

7. The successful bidder will be required at the close of the auction to pay the full amount of the successful bid with TWENTY FIVE THOUSAND DOLLARS (\$25,000) in cash or cashier's check, and execute a Purchase Agreement. The Purchase Agreement must be executed without modification.

8. Purchaser must also sign any and all documents and pay whatever fees are required following the auction. Said fees shall include the deed recording fees and Documentary Transfer Tax. County shall obtain the recordation of the deed and transmit Purchaser's check for said fee to the County Recorder on behalf of Purchaser.

9. Purchaser must furnish title vesting in writing to the County no later than five (5) working days following the auction. If more than one signature is required on any document, the same period of time will be allowed for Purchaser to obtain the signature(s).

10. No warranty or representation is made by the County with respect to location, size and zone of the property. Such data is set forth for information only and shall not be deemed to be part of the legal description by which the property will be offered for sale or sold. The property will be sold by quitclaim deed using the legal description contained in Exhibit "A". County will not provide a policy of title insurance.

11. The property is offered for sale and will be sold in its "as is" condition, without any warranty, express or implied or representation by County as to its physical condition or suitability for use, including but not limited to, the condition of the soils or ground water on or under the property, and the presence of pollutants or contaminants therein.

12. Sale of the property shall reserve and except there from unto the County of Los Angeles, all oil, gas, hydrocarbons, or other minerals in and under the described property without the right to the use of the surface and subsurface to a depth of 500 feet, measured vertically, from the surface of the real property.

13. Copies of the title report and map showing the location and size of the property are available for inspection in the office of Real Estate Division, 222 South Hill Street, 3rd Floor, Los Angeles, California 90012.

14. If Purchaser fails to abide by the terms and conditions as set forth above, said sale, at the option of the County, may be rescinded and all or part of the Twenty Five Thousand Dollars (\$25,000) down payment may be held by the County to offset any damages, costs or expenses which may accrue to the County by reason of said Purchaser's failure to comply.

The foregoing Resolution was on the _____ day of _____, 2003 adopted by the Board of Supervisors of the County of Los Angeles, and ex-officio the governing body of all other special assessment and taxing districts for which said Board so acts.

VIOLET VARONA-LUKENS
Executive Officer, Board of Supervisors

By _____

APPROVED AS TO FORM:
LLOYD W. PELLMAN
County Counsel

By _____
Deputy County Counsel

Resolution

ADDRESS

Legal Description

That portion of those certain parcels of land described in deeds to the County of Los Angeles, recorded in Book 42858, page 151 and in Book 42858, page 118, both of Official Records, in the office of the Recorder of the County of Los Angeles, within the following described boundaries:

Beginning at the intersection of a line parallel with and 5 feet easterly, measured at right angles, from the westerly line of Lot 102, Tract No. 14412, as shown on map recorded in Book 293, pages 36 to 39 inclusive, of Maps, in the office of the Recorder of said county, with the northerly line of 81st Street, 60 feet wide, as shown on map of Tract No. 13445, recorded in Book 303, pages 7 to 10 inclusive of said Maps; thence westerly along said northerly line North 89°42'30" West 5.00 feet to the easterly boundary of said last mentioned tract; thence northerly along said easterly boundary North 0°01'52" West 168.16 feet; thence South 89°46'34" East 190.06 feet to the westerly line of Compton Avenue, 80 feet wide, as shown on said last mentioned map; thence southerly along said last mentioned westerly line South 0°01'37" East 143.25 feet to the beginning of a tangent curve concave to the northwest and having a radius of 25 feet, tangent to said westerly line of Compton Avenue and also tangent to said northerly line of 81st Street; thence southwestery along said curve 39.41 feet to said northerly line; thence westerly along said northerly line North 89°42'30" West 159.91 feet to the point of beginning.

Containing: 31,845± Square Feet